

26 Temple Fields  
Herford, SG14 3LR  
Guide price £499,995





## 26 Temple Fields Herford, SG14 3LR

The ground floor opens into a welcoming entrance hall with stairs rising to the first floor. To the front of the property, a converted garage provides a cosy snug or optional fourth bedroom, while a separate study with dual aspect windows creates an ideal work-from-home space. A modern family bathroom is also positioned on this level. To the rear, the heart of the home is a bright and spacious kitchen/dining room fitted with a range of wall and base units and offering ample space for dining and entertaining. Patio doors lead directly into a conservatory, providing a lovely transition between indoor living and the garden beyond.

The first floor offers a generous dual-aspect living room filled with natural light, alongside a well-proportioned double bedroom and a contemporary shower room.

On the top floor, two further double bedrooms provide comfortable and private accommodation, making this level ideal as a principal bedroom suite and additional guest or family bedroom space.

Externally, the property continues to impress with a private and secluded rear garden featuring a combination of decking and lawn, perfect for relaxing or entertaining during the warmer months. To the front, a driveway provides off-street parking for two vehicles.

Temple Fields sits within the highly sought-after Bengoe area, renowned for its strong sense of community, excellent local schooling and access to beautiful open countryside. The nearby Meads, Hartham Common and the River Lea offer some of Herford's most picturesque walking routes, while the town centre and Herford North and East stations remain within easy reach.





# Approximate Gross Internal Area 1466 sq ft - 137 sq m

Ground Floor Area 698 sq ft – 65 sq m

First Floor Area 384 sq ft – 36 sq m

Second Floor Area 384 sq ft – 36 sq m



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
|   | Current                 | Potential |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>   |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

## PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

[morgan-alexander.co.uk](http://morgan-alexander.co.uk)



40 Castle Street, Hertford, Herts, SG14 1HH  
 Tel: 01992 248028  
[westley@morgan-alexander.co.uk](mailto:westley@morgan-alexander.co.uk)